

EXHIBIT "A"

438 CONTOUR LINE AS DEFINED AT THE TIME OF THE SURVEY

435.5 CONTOUR LINE AS DEFINED AT THE TIME OF THE SURVEY

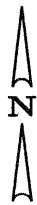
LAKE RAY HUBBARD

0.250 ACRES
(10,869 SQ. FT.)

107.0' SL
86.1' LF
CRITICAL ACTION AREA

LEGEND

- AM = 3.5" Aluminum Monument Stamped "CITY OF ROCKWALL LAKE RAY HUBBARD SUB LEASE MARKER 2004"
- SL = Shoreline Length at the time of Survey
- LF = Lineal Feet at the time of Survey



Scale 1"=50'

PROJECT NO. TL2004-120
LOT 2, BLOCK E
1420 LAKESHORE DRIVE
ROCKWALL, TEXAS

I, the undersigned, hereby certify that the survey map heron, and accompanying description, depicts and describes the results of a survey, made on the ground between January 2004 and December 2004. And to the best of my knowledge and belief, is a depiction and description of the property surveyed. The Surveyor has not abstracted the record title and / or easements of the subject property and prepared this survey without the benefit of a title commitment and assumes no liability for easements, reservations, and restrictions that may be of record. This property is subject to change due to natural and / or man made changes.

Winkelmann & Associates, Inc.

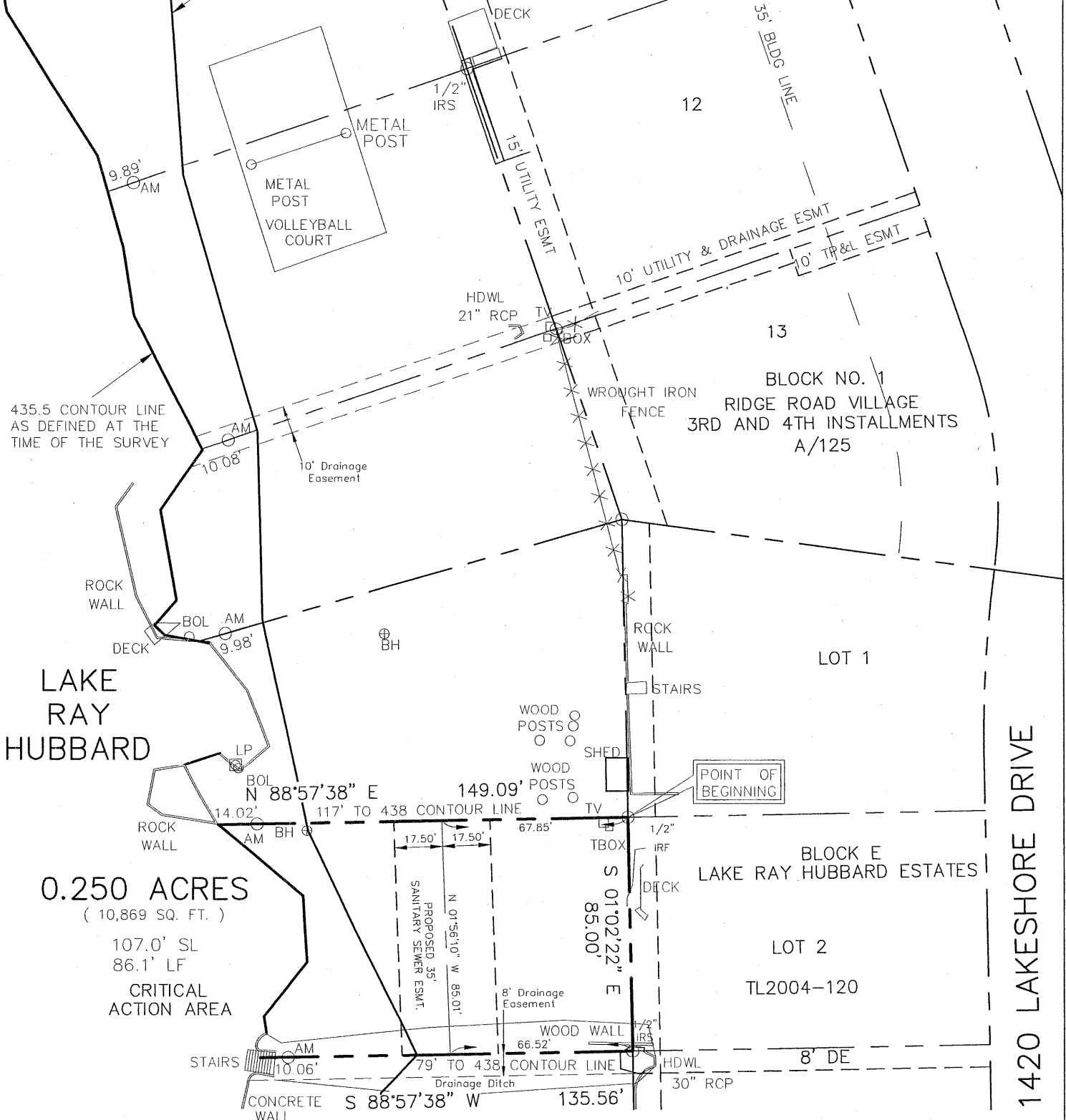
CONSULTING CIVIL ENGINEERS ■ SURVEYORS

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DATE : May 05



Leonard J. Lueker
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(972) 490-7090



1420 LAKESHORE DRIVE

BLOCK NO. 1
RIDGE ROAD VILLAGE
3RD AND 4TH INSTALLMENTS
A/125

BLOCK E
LAKE RAY HUBBARD ESTATES

LOT 2
TL2004-120

LOT 1

11

12

13

HDWL
21" RCP

WRONGHT IRON
FENCE

ROCK WALL

STAIRS

SHED

WOOD POSTS

WOOD POSTS

TV

TBOX

IRF

DECK

85.00'

S 01°02'22" E

8" Drainage Easement

WOOD WALL

1/2" IRS

HDWL

30" RCP

8' DE

135.56'

79' TO 438 CONTOUR LINE

S 88°57'38" W

66.52'

CONCRETE WALL

10.06'

AM

STAIRS

14.02'

BOL

N 88°57'38" E

149.09'

117' TO 438 CONTOUR LINE

67.85'

17.50'

17.50'

N 01°56'10" W 85.01'

PROPOSED 35' SANITARY SEWER ESMT.

8' Drainage Easement

10' Drainage Easement

10' UTILITY & DRAINAGE ESMT

10' TP&L ESMT

15' UTILITY ESMT

1/2" IRS

DECK

35' BLDG LINE

METAL POST

METAL POST

VOLLEYBALL COURT

9.89'

AM

EXHIBIT "B"

SUB LEASE DESCRIPTION
PROJECT NO. TL2004-120

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the City of Dallas Takeline Area and being a portion of a tract of land leased to the City of Rockwall and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set with a red plastic cap stamped "W.A.I." at the most northwesterly corner of LOT 2, BLOCK E of LAKE RAY HUBBARD ESTATES, an addition to the City of Rockwall;

THENCE along the westerly line of said LOT 2, BLOCK E South 01 deg 02 min 22 sec East a distance of 85.00 feet to a 1/2 inch iron rod set with a red plastic cap stamped "W.A.I." for corner at the most southwesterly corner of said LOT 2, BLOCK E;

THENCE departing the westerly line of said LOT 2, BLOCK E South 88 deg 57 min 38 sec West passing a 3 1/2 inch Aluminum Monument stamped "CITY OF ROCKWALL LAKE RAY HUBBARD SUB LEASE MARKER 2004" at a distance of 125.50 feet, continuing in all a distance of 135.56 feet to a point for corner in the 435.5 contour line as defined at the time of the survey;

THENCE along the meanders of said 435.5 contour line in a northerly direction a distance of 107.0 feet to a point for corner;

THENCE departing said 435.5 contour line North 88 deg 57 min 38 sec East passing a 3 1/2 inch Aluminum Monument stamped "CITY OF ROCKWALL LAKE RAY HUBBARD SUB LEASE MARKER 2004" at a distance of 14.02 feet, continuing in all a distance of 149.09 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.250 acres or 10,869 square feet of land, more or less. This Sub Lease description was prepared from an actual on the ground survey performed in the field from January 2004 to December 2004 and is subject to change due to natural and / or man made changes after the survey.

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